

SUBSTITUTED TRUSTEE'S SALE

Under and by virtue of the power and authority contained in a certain Deed of Trust from Mayne Realty Co., Inc., a Maryland corporation, to the Trustees therein, dated April 10, 1980 and recorded among the Land Records of Frederick County in Liber 1112, folio 374, default as defined in said Deed having occurred, and at the request of the party secured thereby, the undersigned, Substituted Trustee, will offer for sale at public auction at the Courthouse door at 100 West Patrick Street, Frederick, Maryland, on

FRIDAY, JULY 12, 1985

AT 10:15 A.M., DST

ALL that land and premises lying and being in Frederick County, State of Maryland, and described as follows:

LOT Numbered Twelve (12) in Block lettered "B" in a subdivision known, as and called "Plat Three, Section 2, Block B., HORSE SHOE FARM ESTATES" of the Land Records of Frederick County, Maryland, as per plat thereof recorded in Plat Book 17 at Plat No. 168.

THIS lot is unimproved.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any. Title examination is purchaser's responsibility.

TERMS OF SALE: A deposit of \$3,000.00 for said lot, in cash, or by a certified check drawn up on or a cashier's check or treasurers check of a responsible banking institution will be required of the purchaser or purchasers at the time and place of sale. The balance of the purchase price shall be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Interest at the rate of 12% to be paid on unpaid purchase money from the date of sale to date of settlement. Taxes, water rent, rent and all other public charges and assessments payable on an annual basis, including sanitary and metropolitan district charges and special paving taxes, if any, to be adjusted to date of settlement. Cost of all documentary stamps, State of Maryland and Frederick County transfer taxes and any other charges incident to the recording of the Deed to the purchaser shall be borne by the purchaser.

Terms of sale to be complied with within ten (10) days after final ratification thereof by the Circuit Court for Frederick County; otherwise the deposit shall be forfeited and the property shall be resold at the risk and cost of the defaulting purchaser or purchasers.

H. Reese Shoemaker, Jr.
Substituted Trustee

James H. Clapp
SHOEMAKER AND CLAPP
124 North Court Street
Frederick, Maryland 21701
301-663-8100
DELBERT S. NULL, Auctioneer

ACKNOWLEDGEMENT OF PURCHASE

I, the undersigned, hereby agrees to have purchased from H. Reese Shoemaker, Jr., Substituted Trustee in 1011E in the Circuit Court for Frederick County, the real estate described in the attached advertisement of public sale in accordance with the terms and conditions thereof, at and for the sum of,

Ten Thousand Nine
Hundred Dollars

(\$10,900.00) of which the sum of

Three Thousand
Dollars

(\$3,000.00) is paid simultaneously with the execution hereof.

Dated: July 12, 1985

Robert A. Bennett, Mrs

(SEAL)

Witness:

Hazel E. LaCoste

FILED

JUL 17 10 31 AM '85

CHARLES O. KELLER, CLERK

BY: _____

FILED